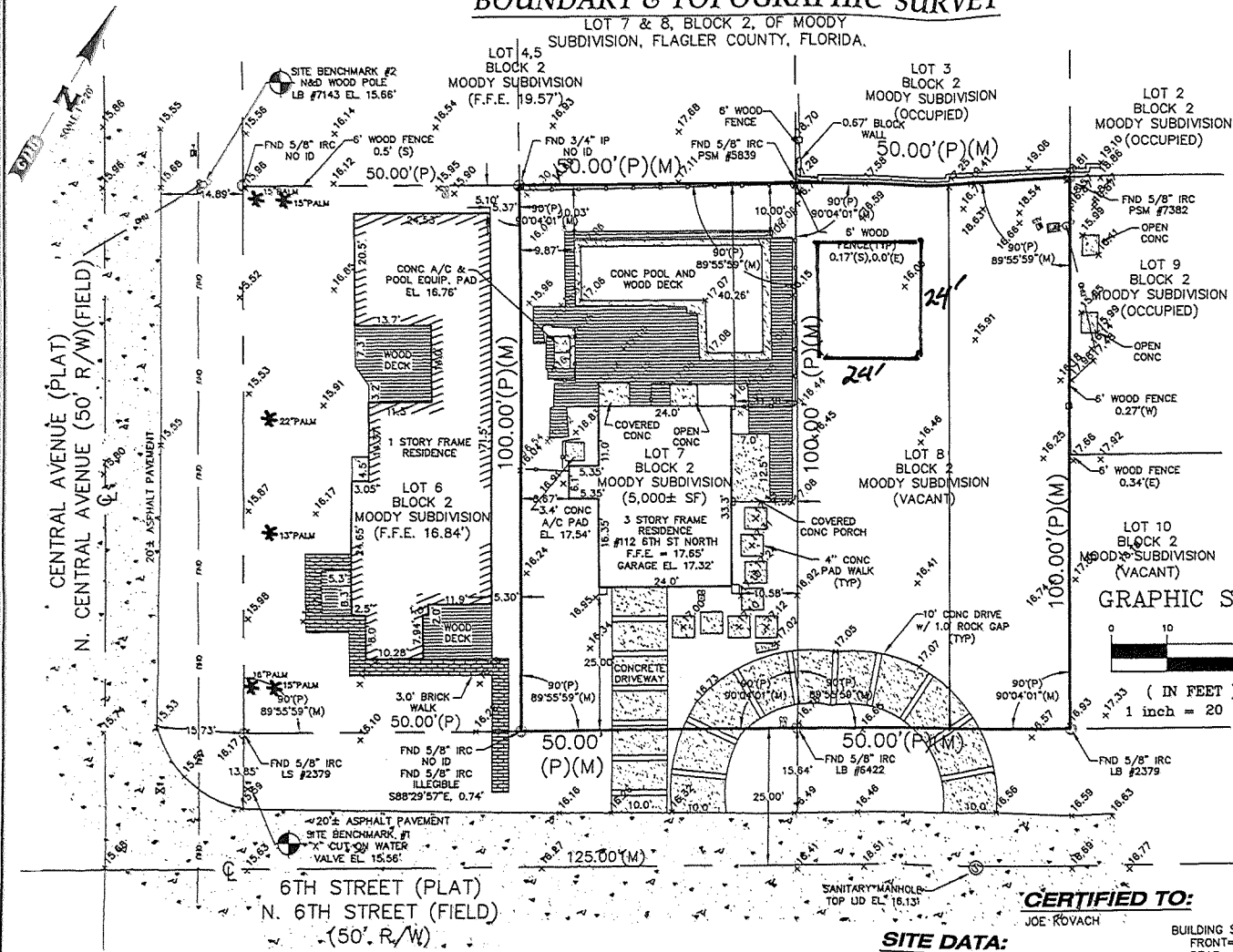


LOT 7 & 8, BLOCK 2, OF MOODY
SUBDIVISION, FLAGLER COUNTY, FLORIDA.

LOT 7 & 8, BLOCK 2, OF MOODY
SUBDIVISION, FLAGLER COUNTY, FLORIDA.



ABBREVIATION LEGEND:

P.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCEMENT
P.C. - POINT OF CURVATURE
P.R.C. - POINT OF REVERSE CURVATURE
P.C.C. - POINT OF COMBINED CURVATURE
P.T. - POINT OF TANGENCY
P.I. - POINT OF INTERSECTION
P.C.P. - PERMANENT CONTROL POINT
P.O.L. - POINT ON LINE
P.R.M. - PERMANENT REFERENCE MONUMENT
CB - CHORD BEARING
S.A.N. CO. - SANITARY CLEAFOUT
~~~~~  
PROPOSED  
DRAINAGE DIRECTION

|      |                      |          |
|------|----------------------|----------|
| C.M. | - CONCRETE MONUMENT  | ELEV     |
| P.B. | - PLAT BOOK          | A/P      |
| P.D. | - PAGE               | V.E.     |
| N.R. | - NON-RADIAL         | D.E.     |
| RAD  | - RADIAL             | F.F.     |
| R.   | - RADIUS             | U.S.     |
| L.   | - ARC LENGTH         | C.B.     |
| Δ    | - DELTA              | (P)      |
| R.P. | - RADIUS POINT       | (W)      |
| R/W  | - RIGHT-OF-WAY       | (C)      |
| C.   | - CENTER LINE        | (E)      |
| 11.1 | - PROPOSED ELEVATION | D.M.A.C. |
|      | - MEASURED ELEVATION |          |

|                                          |         |
|------------------------------------------|---------|
| - ELEVATION                              | COND.   |
| - AIR CONDITIONER                        | C.L.F.  |
| - TYPICAL                                | W.F.    |
| - UTILITY EASEMENT                       | C & G   |
| - DRAINAGE EASEMENT                      | C       |
| - FINISHED FLOOR                         | TEL     |
| - BUILDING SETBACK                       | TRANS   |
| - CONCRETE BLOCK STRUCTURE               | L.P.    |
| - PLAT                                   | P.P.    |
| - MEASURED                               | H.O.    |
| - CALCULATED                             | SO. FT. |
| - ENGINEERING PLAN                       | OC      |
| - DRAINAGE MAINTENANCE & ACCESS EASEMENT |         |

|                 |       |              |
|-----------------|-------|--------------|
| HERCULE         | W.M.  | - WATER      |
| MINI LAMP FENCE | F.M.  | - FINE FENCE |
| WOOD FENCE      | N & D | - NAIL AND   |
| WINDS & GUTTER  | N.W.  | - NORTH WEST |
| WOOD            | PMAT  | - PAVEMENT   |
| PHONE RISER     | F.J.  | - FIELD      |
| TRANSFORMER PAD | M.H.  | - MANHOLE    |
| UTILE POLE      | (A)   | - ACTUAL     |
| POWER POLE      | NSI   | - NO SURFACE |
| TOTAL GROUND    | U.    | - UNDER      |
| SQUARE FEET     | IND   | - INCH       |
| THREAD ELECTRIC | REC   | - RECORD     |
| UT              | IRC   | - IRON ROD   |
| UT              | IPC   | - IRON PIPE  |

**cph**  
www.cphcorp.com  
520 Palm Coast Pkwy SW

Plan Prepared By:  
**CPH, Inc.**  
Licenses:  
Eng. C.O.A. No. 3215  
Survey I. B. No. 7143  
Arch. Lic. No. AA2600926  
Lndsc. Lic. No. LC0000298

|            |           |     |          |
|------------|-----------|-----|----------|
| Field Svy: | DS/1.8.14 | NO. | DATE     |
| Field Bk:  | 80/72.73  | ①   | 1/10/19  |
| Drawn by:  | BB        | ②   | 6/9/15   |
| Date:      | 1.9.14    | ③   | 2.2.16   |
| Scale:     | 1"=20'    | ④   | 11.15.18 |

REVISION  
ADDED DIMENSIONS AROUND THE PO  
FOUNDATION SURVEY DS/VG 6.1.15  
FINAL SURVEY DS/VG 2.1.16 FB 807/  
FINAL SURVEY DS/VG 11.15.16 FB 8

|                   |    |
|-------------------|----|
|                   | BY |
| OL                | BB |
| B 135/24          | BB |
| AND LOOSE LEAF    | BB |
| 72 AND LOOSE LEAF | BB |

**LEGAL DESCRIPTION:**

LOT 7 & 8, BLOCK 2, OF MOODY SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 24, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

**SURVEY NOTES:**

1. SURVEY MAP AN REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA SURVEYOR AND MAPPER.
2. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
3. THE "LEGAL DESCRIPTION" HEREON WAS PREPARED BY THE SURVEYOR PER THE CLIENT'S REQUEST.
4. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OR OPINION OF TITLE. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND/OR OWNERSHIP WERE FURNISHED TO THIS SURVEYOR EXCEPT AS NOTED.
5. HAVING CONSULTED THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 12035C0232E, CITY OF FLAGLER BEACH, REVISED DATE JUNE 6, 2018, THE SUBJECT PROPERTY APPEARS TO LIE IN ZONE X, WHICH ARE AREAS OF MINIMAL FLOOD HAZARD (NAVD '88). THIS DETERMINATION WAS BASED ON A GRAPHIC INTERPOLATION OF SAID MAP AND NOT ON ACTUAL FIELD MEASUREMENTS.
6. ELEVATIONS ARE BASED ON N.G.S MONUMENT "1 95 72 818" HAVING AN ELEVATION OF 26.07'. ALL ELEVATIONS ARE REFERENCED TO NAVD (NORTH AMERICAN VERTICAL DATUM) 1988.
7. NO UNDERGROUND UTILITIES, FOUNDATIONS OR IMPROVEMENTS, IF ANY, ARE LOCATED, UNLESS SHOWN HEREON.
8. THIS SURVEY MEETS THE HORIZONTAL CONTROL ACCURACY OF 1/7,500 FEET FOR AN ALTA LAND TITLE SURVEY.

**SYMBOL LEGEND:**

- |    |                        |    |                                      |
|----|------------------------|----|--------------------------------------|
| 1  | CHAIN LINK FENCE       | 1  | CONCRETE UTILITY POLE                |
| 2  | FIRE HYDRANT           | 2  | CONCRETE MITERED END SECTION         |
| 3  | LIGHT POLE             | 3  | CLEAN OUT                            |
| 4  | HANDICAP PARKING SPACE | 4  | GATE VALVE                           |
| 5  | CONCRETE               | 5  | DUAL SUPPORT SIGN                    |
| 6  | SANITARY SEWER MANHOLE | 6  | SANITARY SEWER VALVE                 |
| 7  | FLOOD LIGHT            | 7  | WATER METER                          |
| 8  | SINGLE SUPPORT SIGN    | 8  | BORING HOLE LOCATION                 |
| 9  | WATER SERVICE          | 9  | TELEPHONE RISER                      |
| 10 | WATER VALVE            | 10 | IRRIGATION CONTROL VALVE             |
| 11 | STORM DRAINAGE MANHOLE | 11 | ELECTRICAL RISER                     |
| 12 | WOOD UTILITY POLE      | 12 | UNDERGROUND PIPE (SIZE & TYPE NOTED) |
| 13 | GUY ANCHOR             | 13 | RECLAIMED WATER SERVICE              |
| 14 | UTILITY RISER          |    |                                      |
| 15 | CABLE RISER            |    |                                      |

**Surveyor's Certification:**

I hereby certify that the attached "Boundary Topographic Survey" of the hereon-described property is true and correct to the best of my knowledge, information and belief as surveyed on the field date of November 15, 2018. I further certify that this "Boundary Topographic Survey" meets the standards of practice set forth in Rule Chapter 507 of the Florida Administrative Code, pursuant to F.A.C. 507.002.

**CERTIFIED TO:**

105. POVACH

**SITE DATA:**

IMPERVIOUS AREA = 1,648 SF, 33.0%  
PERVIOUS AREA = 3,352 SF, 67%

**BUILDING SETBACKS:**

FRONT= 25.00'  
REAR= 10.00'  
SIDE= 5.00'



**cph**  
www.cphcorp.com

Plan Prepared By:

**CPH, Inc.**  
Licenses:  
Est. C.O.A. No. 3215

Eng. C.O.A. No. 5215  
Survey L.B. No. 7143  
Arch. Lic. No. AA260092

Indscp, Lic. No. LC0000208

|            |        |
|------------|--------|
| Field Svy: | DS/1.8 |
|------------|--------|

Field Bk: 8072

Drawn by: 88  
Date: 181

Date: 1.5.1

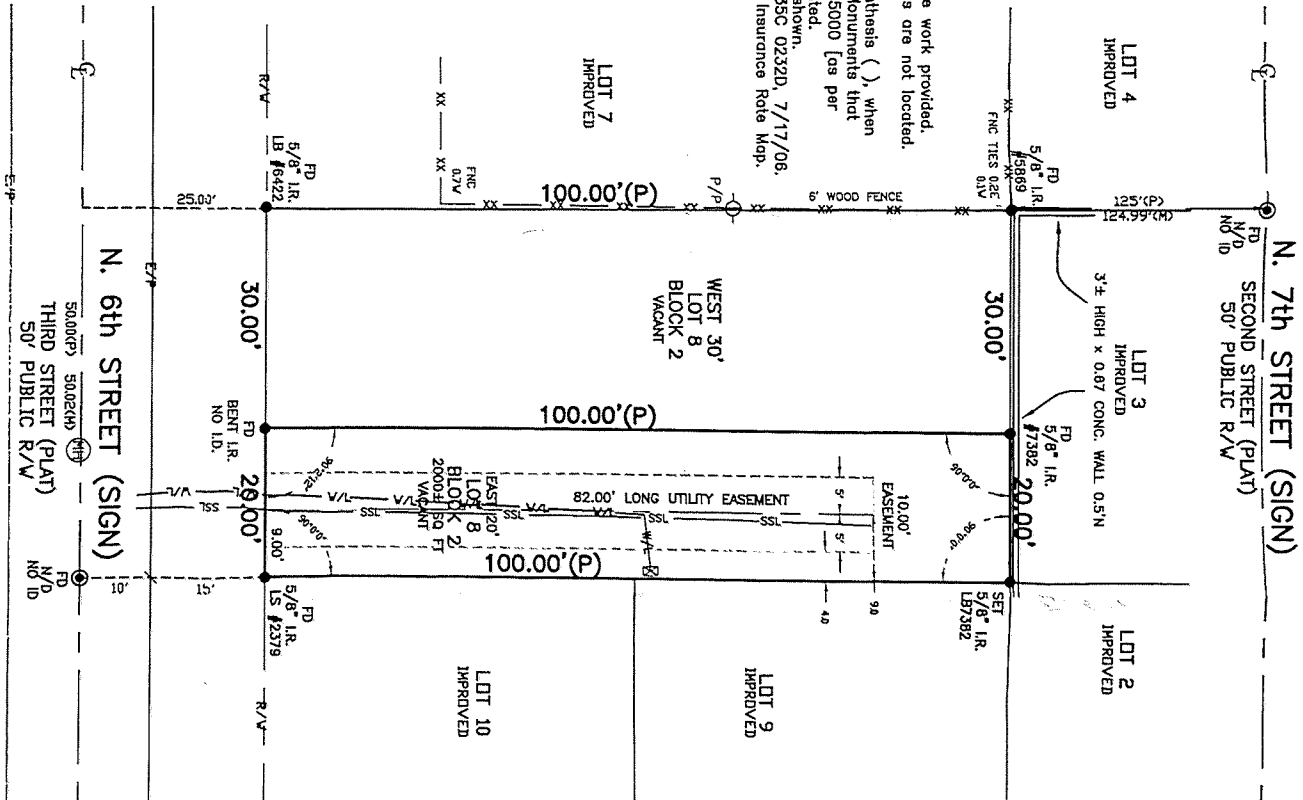
| NO. | DATE     | REVISION                                           | BY |
|-----|----------|----------------------------------------------------|----|
| 73  | 1/10/19  | ADDED DIMENSIONS AROUND THE POOL                   | BB |
|     | 6/9/15   | FOUNDATION SURVEY DSVG 6.1.15 FB 135/24            | BB |
| 4   | 2.2.16   | FINAL SURVEY DSVG 2.1.16 FB 80/72 AND LOOSE LEAF   | BB |
| 5   | 11.15.18 | FINAL SURVEY DSVG 11.15.18 FB 80/72 AND LOOSE LEAF | BB |



NOTES:

1. Description furnished by client. No title work provided.
2. Underground improvements and utilities are not located.
3. No bearings are shown on plat.
4. Dimension category is shown in parenthesis ( ), when they differ from record dimensions. Monuments that fall within the suburban closure of 1:5000 [as per 5A-17.051(3)FSB] are not differentiated.
5. Overhead electric not located unless shown.
6. Flood Zone X, Map & Panel No. 12035C 0232D, 7/17/06, as best ascertained from the Flood Insurance Rate Map.

- LEGEND:
- C Center Line
  - FD Found
  - N/D Not and Dial
  - IR Iron Rod
  - (P) Plat Bearing & Distance
  - (M) Measured Bearing & Distance
  - FNC Fence or fence corner
  - R/W Right of Way
  - E/P Edge of Pavement
  - L.B. Licensed Business
  - PSM Professional Surveyor & Mapper
  - W/L Water Line
  - SSL Sewer Line
  - FNC Fence or Fence Corner
  - Mon Hole



DESCRIPTION:  
THE EAST 20' OF LOT 8, BLOCK 2, GEORGE MOODY SUBDIVISION, AS RECORDED IN MAP BOOK 1, PAGE 24,  
OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

SUBJECT TO A PROPOSED  
10.00 FOOT UTILITY EASEMENT LYING 5 FOOT EACH SIDE OF AN 82.00 FOOT LINE LAYING 9.00 FOOT WEST  
AND PARALLEL TO THE EAST LINE OF LOT 8, BLOCK 2, GEORGE MOODY SUBDIVISION, AS RECORDED IN MAP  
BOOK 1, PAGE 24, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA

PREPARED FOR:

City of Flagler Beach, Fla

EAST COAST LAND SURVEYING

11 Coolidge Ave. Suite-J, Ormond Beach FL 32174  
PHONE (386) 672-3633 or (386) 437-0123 FAX (386) 672-3635

Reviewed: 08/12/15 proposed 10' easement 1508031 ACS  
Reviewed: Added Water & Sewer Lines. 08/08/14 JMM

THE FOREGOING PLAT MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY  
THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AS PER CHAPTER 54-17,  
FLORIDA ADMINISTRATIVE CODE, AS PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

TYPE SURVEY: DATE OF FIELD-OFFICE WORK ORDER  
Boundary 05/23/14 05/28/14 1408022 ACS

ANTHONY SANZONNE, PSM# 63097

Not valid without the signature and the original nixed seal of a Florida Licensed surveyor and mapper.

LB #7382